

55-2-44 ✓
50-10TRANSFER
TAX
PAID

WARRANTY DEED

Joint Tenancy

KNOW ALL MEN BY THESE PRESENTS,

That **RICHARD H. LEAVITT and BERIT T. LEAVITT**, both of Laconia, County of Belknap, and State of New Hampshire, in consideration of **23816** ONE (\$1.00) DOLLAR and other valuable considerations paid by **ERIC J. BOWEN and NANCY J. BOWEN**, both of Waterville, County of Kennebec and State of Maine, and whose mailing address is 28 Averill Terrace, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **ERIC J. BOWEN and NANCY J. BOWEN**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situate on Averill Terrace in said Waterville and bounded and described as follows, to wit:

Being lot numbered sixty-six (66) on Plan entitled "Mount Merici Heights, Waterville, Maine" dated November 15, 1942, and recorded in Kennebec Registry of Deeds, Plan Book 14, Pages 15 and 16, as amended by Revised Plan of Portion of Mount Merici Heights, dated March 22, 1954, by R. G. Knowlton, C. E., recorded in said Registry, to which plan reference is hereby made for further description, location, and dimensions of the lot hereby conveyed.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered (1) to (IX), both inclusive, as recited in a Warranty Deed in Joint Tenancy from Donald D. Sawyer, et al to the Grantors herein, dated and recorded in the Kennebec Registry of Deeds.

Reference is made to right of way for easement for water and sewer pipes given by Donald D. Sawyer et al to Walter Borucki et als dated October 4, 1954 and recorded in the Kennebec Registry of Deeds, Book 1033, Page 1.

Being the same premises conveyed to Richard H. Leavitt and Berit T. Leavitt by Warranty Deed from William C. Waldo and Celia M. Waldo dated September 4, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1530, Page 6.

To Have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **ERIC J. BOWEN and NANCY J. BOWEN**, as joint tenants and not as tenants in common, their heirs and assigns to them and their use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, except as aforesaid; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs and assigns shall and will **warrant** and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof, we, the said **RICHARD H. LEAVITT and BERIT T. LEAVITT**,

joining in this deed as Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises have hereunto set our hands and seals this 13th day of October, 1986.

Signed, Sealed and Delivered
in the presence of

Richard H. Leavitt
RICHARD H. LEAVITT

Berit T. Leavitt
BERIT T. LEAVITT

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

October 13, 1986

Personally appeared the above named Richard H. Leavitt and Berit T. Leavitt and acknowledged the foregoing instrument to be their free act and deed.

Before me,

James L. Hogge, Jr.
() Notary Public - Justice of the Peace
James L. Hogge, Jr.) Print Name

SEAL